



PHAP13-00004

Date: March 11, 2013
Application Type: Certificate of Appropriateness
Property Owner: Hilda M. Salazar
Representative: Hilda M. Salazar
Legal Description: Lot 29 and 30, Block 89, Government Hill Addition, City of El Paso, El Paso County, Texas.
Historic District: Austin Terrace
Location: 4404 Chester
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1925
Historic Status: Contributing
Request: Certificate of Appropriateness for structural modifications to front patio columns, new construction of side and rear additions, side carport addition, 8 foot tall rockwalls at sides and rear property lines, and hardscape of front yard exceeding 50%.
Application Filed: 3/4/2013
45 Day Expiration: 4/18/2013

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Structural modifications to front patio columns, new construction of side and rear additions, side carport addition, 8 foot tall rockwalls at sides and rear property lines, and hardscape of front yard exceeding 50%.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- New construction should maintain the building emphasis whether vertical or horizontal.
- Introduce additions in locations that are not visible from the street-generally on rear elevations.
- Locate additions carefully so they do not damage or conceal significant building features or details.
- It is not appropriate to introduce an addition if it requires the removal of character-defining building features such as patios, mature vegetation or a detached structure.
- Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.
- Design an addition that is compatible with but, subtly different from existing historic homes in the district.
- Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.
- Retain historic driveways and walkways, including steps and sidewalks, in their original locations.
- When deteriorated, repair with materials that match or are compatible to the original.
- Select appropriate paving materials for new walkways, including concrete, brick, and stone.
- Introduce new driveways and walkways (when there are none) that are compatible with existing driveways and walkways in terms of width (maximum 12' wide), location, materials, and design. Double width and circular driveways are not appropriate and require approval from the Historic Landmark Commission.

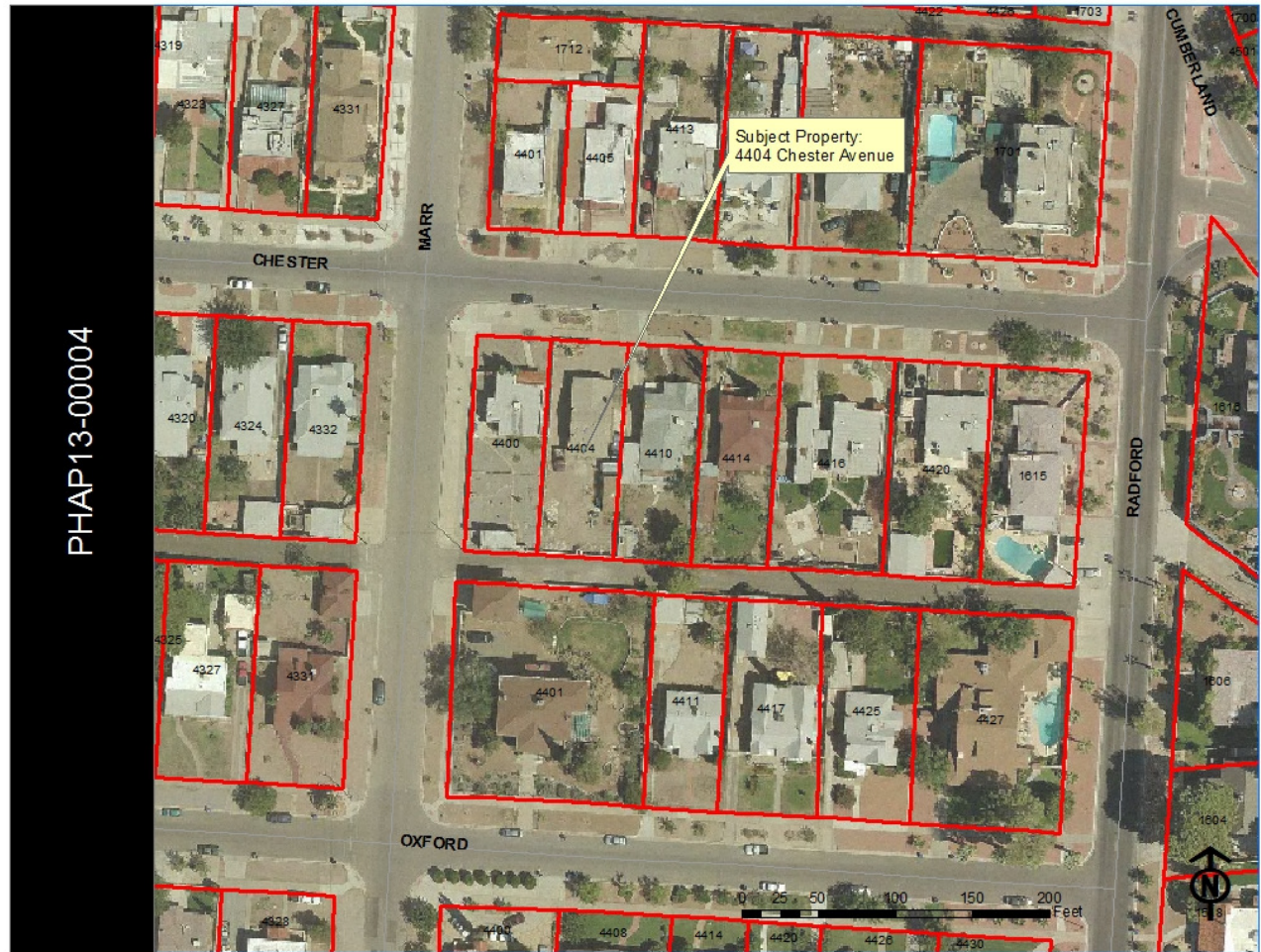
- Construct new driveways and walkways in locations that require a minimum of alteration to historic site features such as landscaping, retaining walls, curbs, and sidewalks. Usually driveways should lead directly to the rear of buildings and walkways should lead directly to the front steps of the house.
- Select appropriate materials for new driveways including concrete tracks (narrow strips) and brick. Conceal edging materials used for gravel driveways. Keep new driveway aprons and curb cuts to the minimum width possible.
- Parking areas in front yards are not appropriate. New parking areas should be designed to have a minimal effect on the neighborhood environment.
- Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry.
- Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

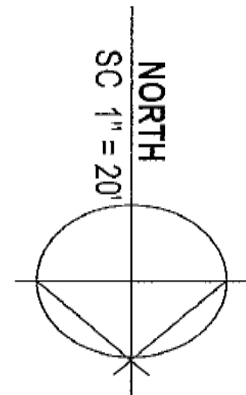
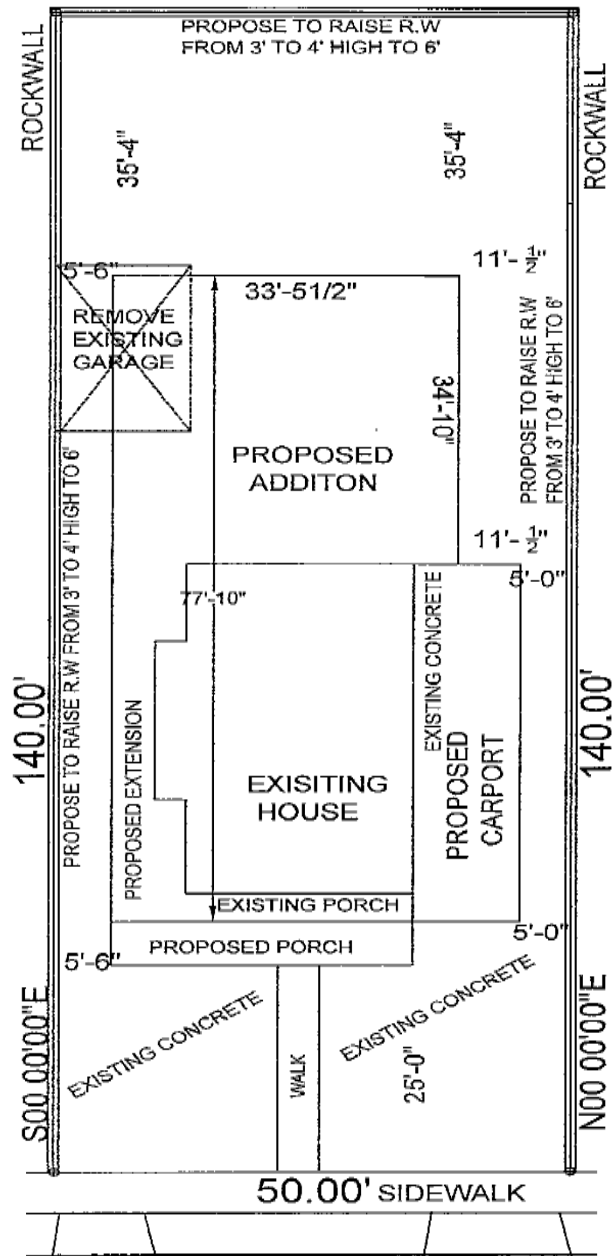
- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

Recommended Modifications: That additional drought tolerant ground cover plants be installed as part of the proposed landscape plan.

AERIAL MAP



PREVIOUSLY SUBMITTED SITE PLAN

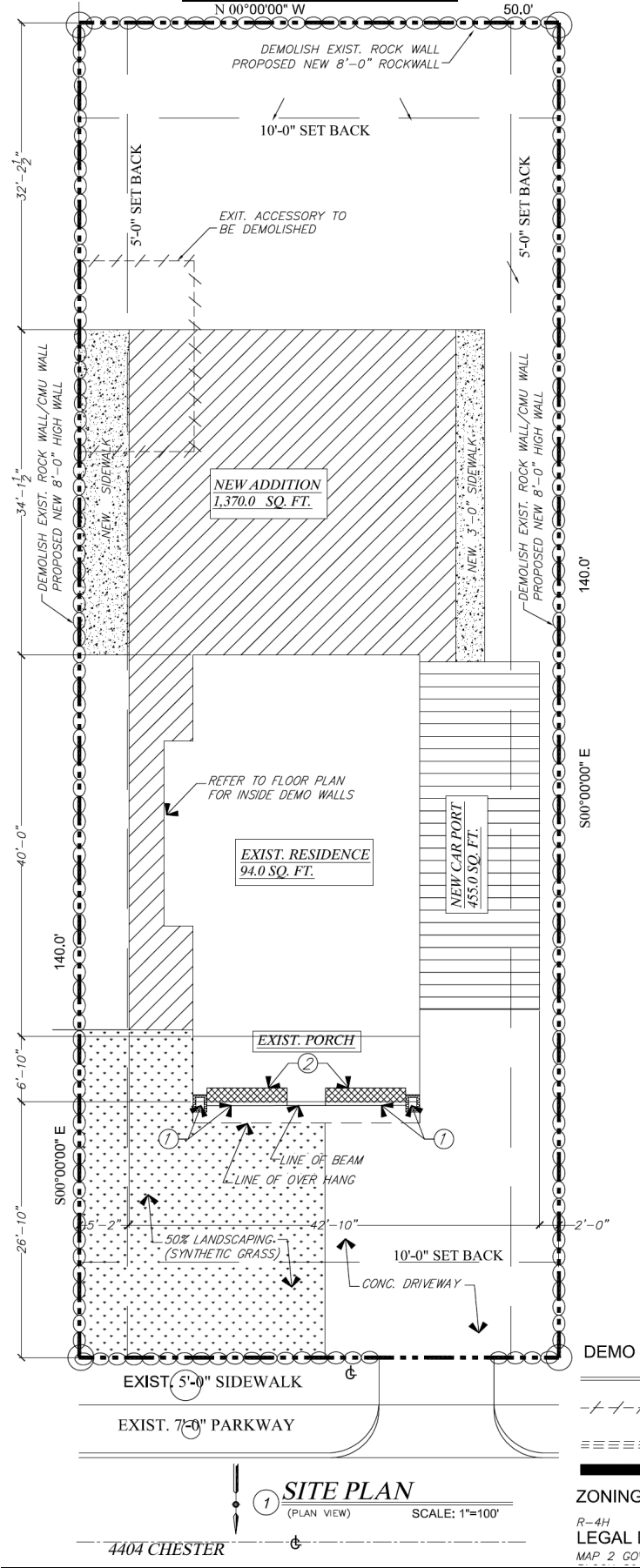


4404 CHESTER STREET

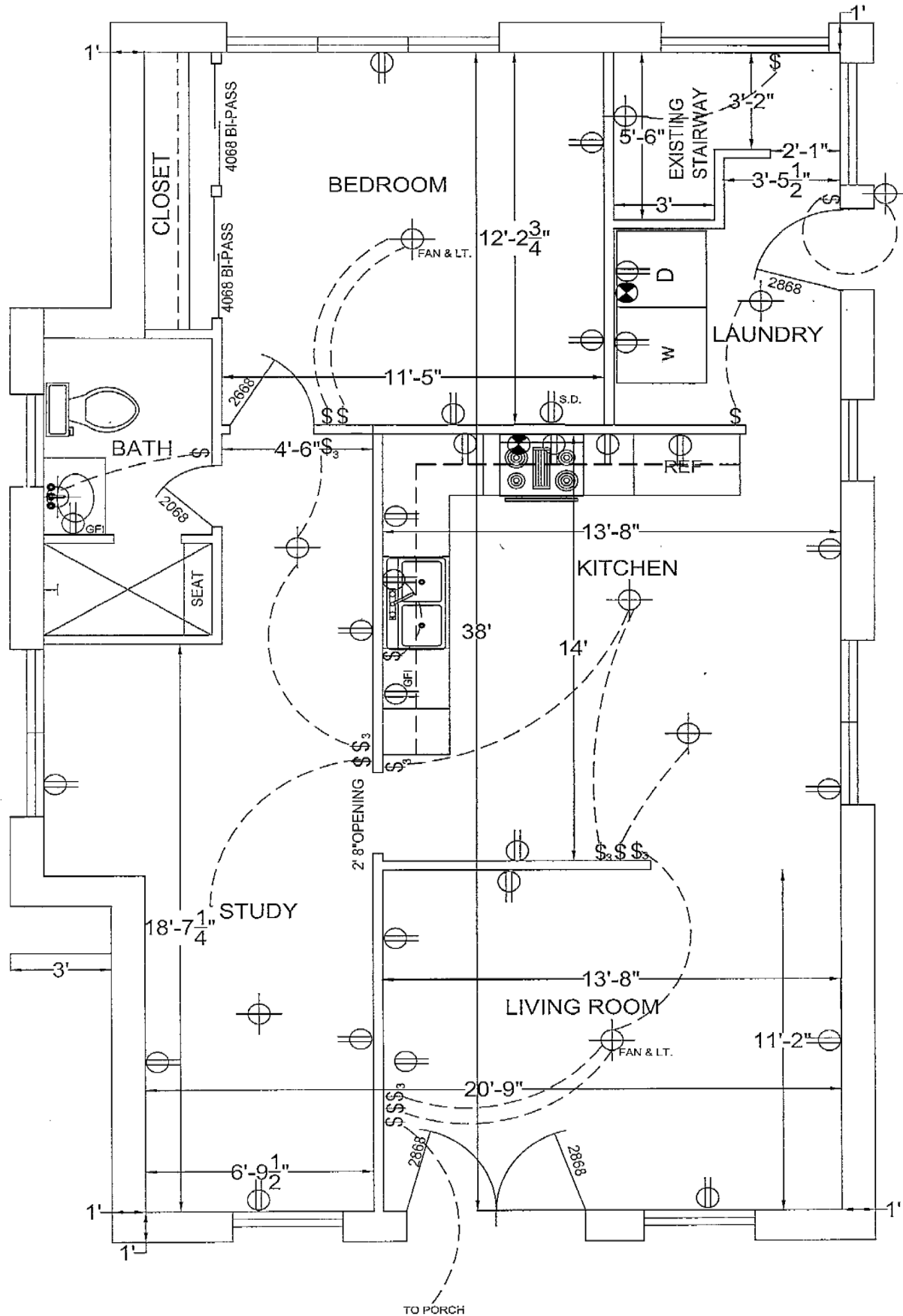
**LOTS 29 & 30, BLOCK 89,
MAP 2 GOVERNMENT HILL**

PLOT PLAN

REVISED SITE PLAN

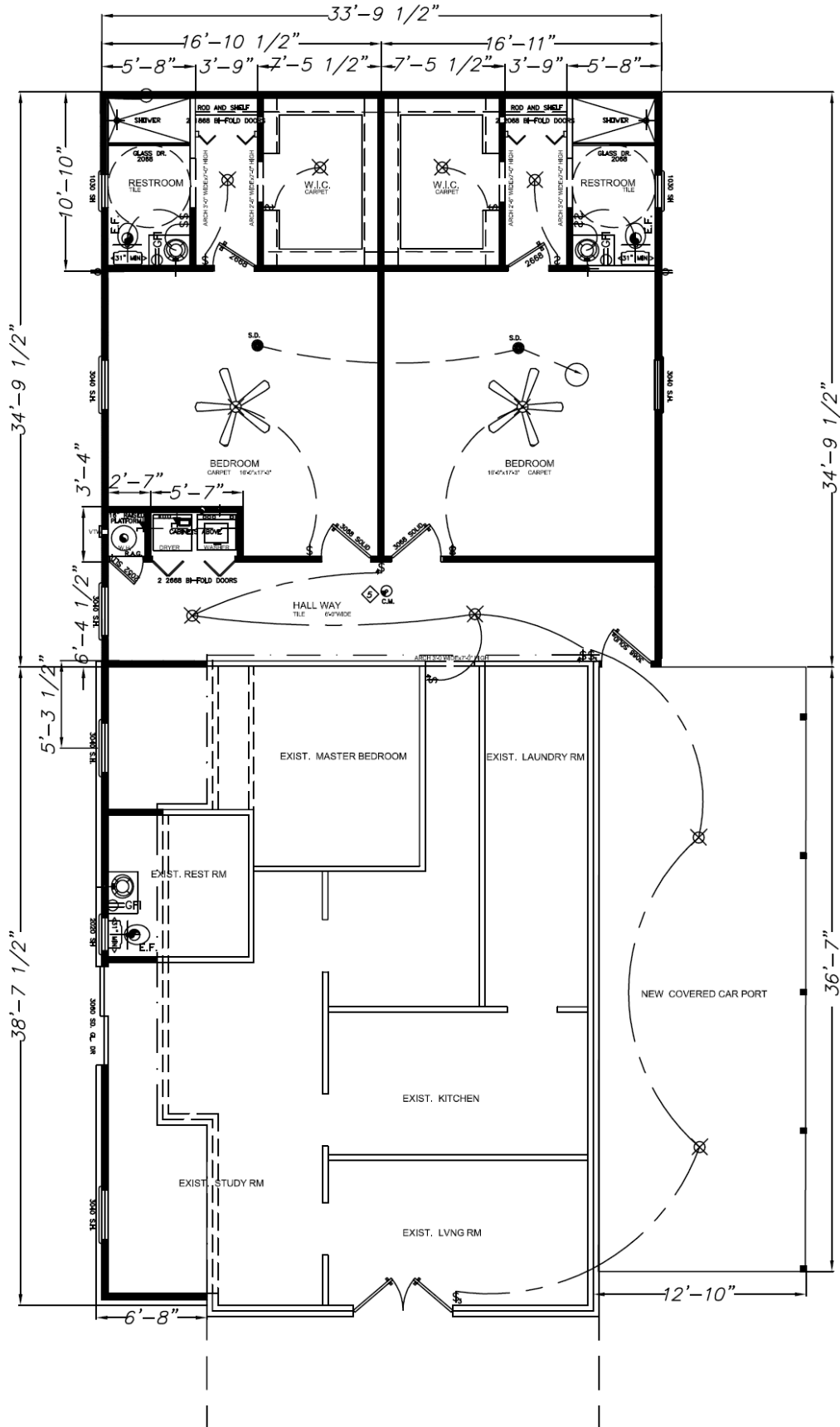


ORIGINAL FLOORPLAN



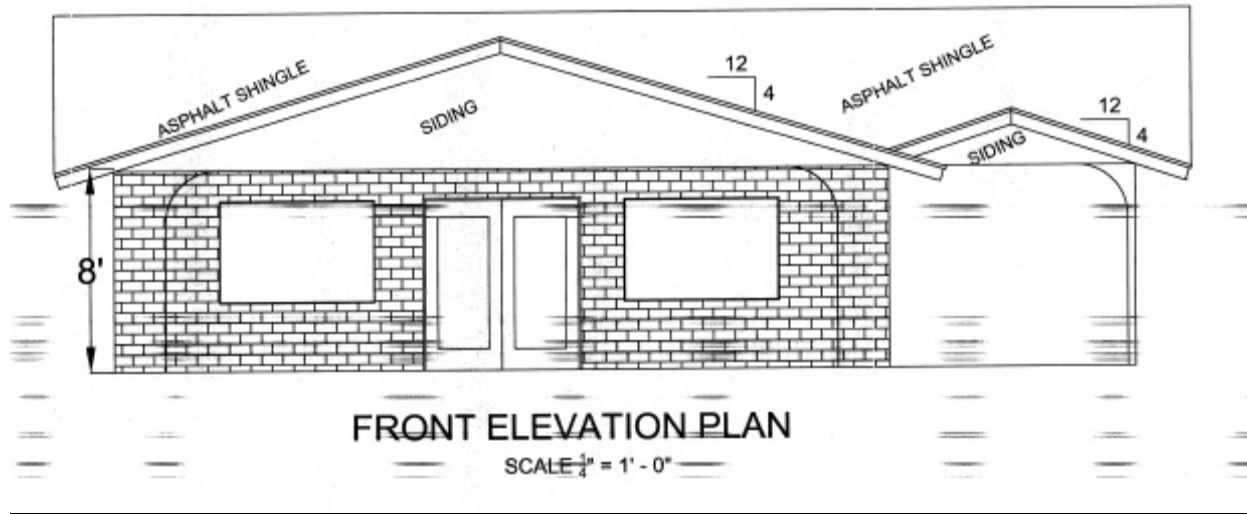
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REVISED FLOOR PLAN

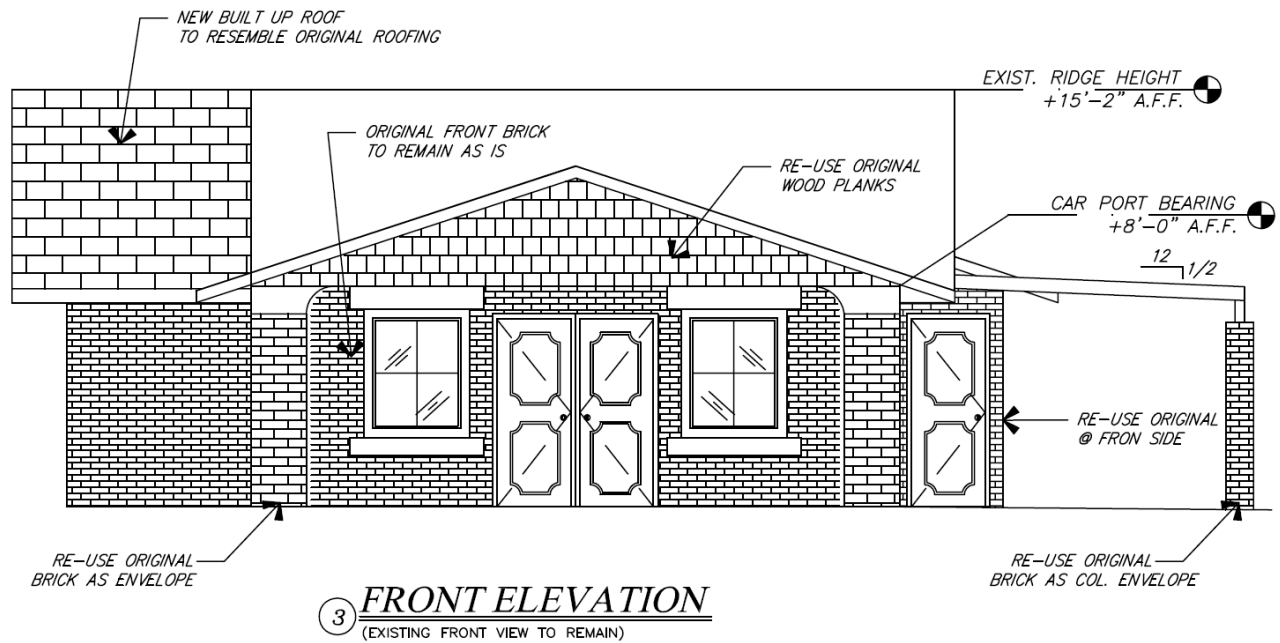


2 FLOOR PLAN
(PLAN VIEW) SCALE: 1/8"

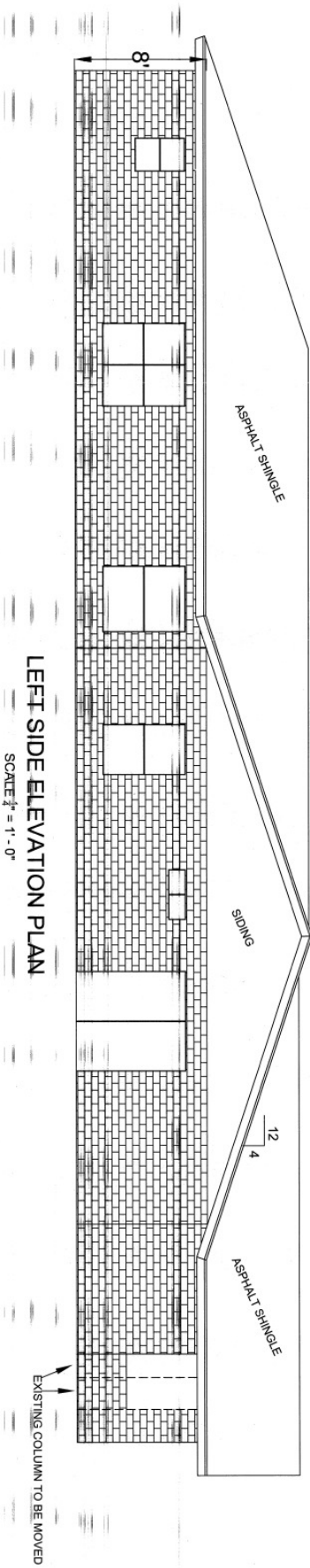
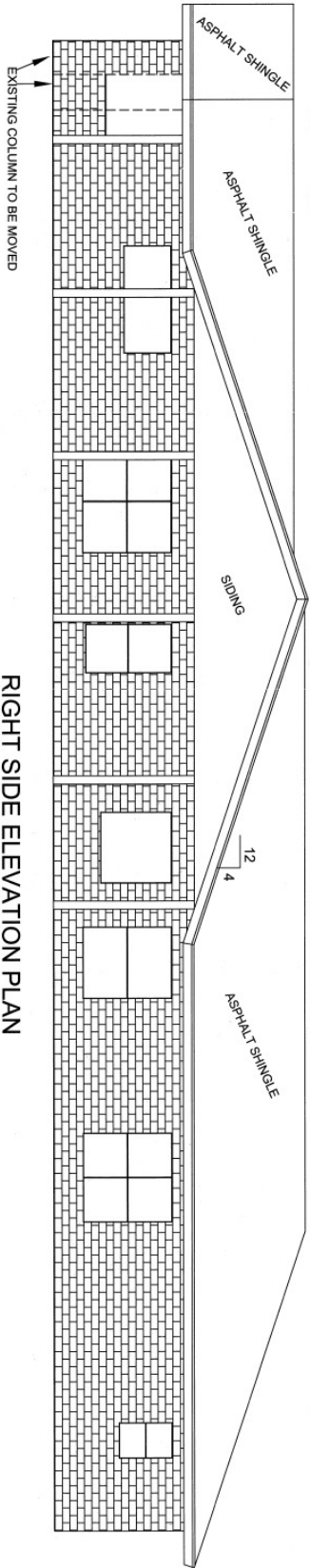
PREVIOUSLY SUBMITTED FRONT ELEVATION



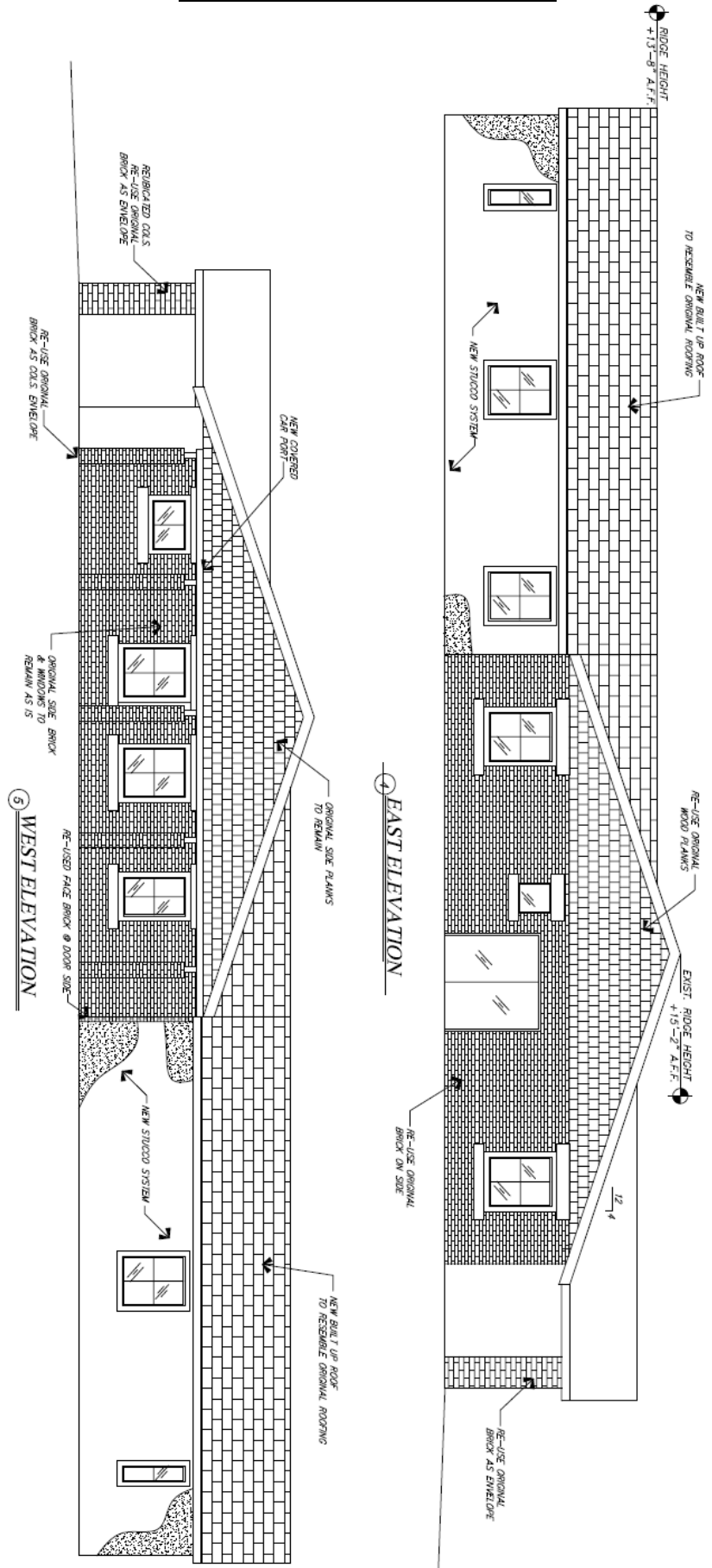
REVISED FRONT ELEVATION



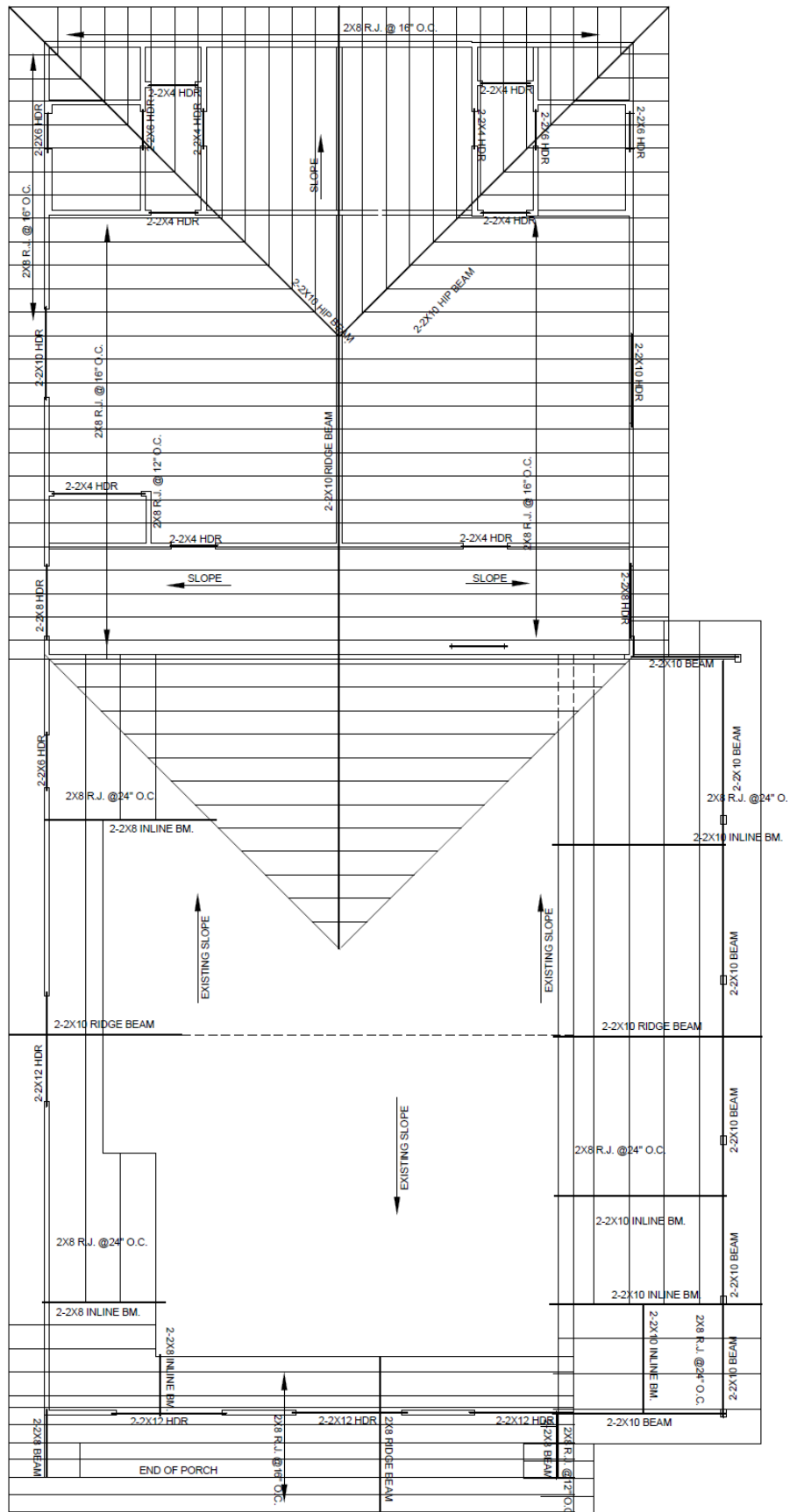
PREVIOUSLY SUBMITTED SIDE ELEVATIONS



REVISED SIDE ELEVATIONS



PREVIOUSLY SUBMITTED ROOF FRAMING





PROPOSED MATERIAL FOR ADDITION

